



MEMO TO CITY COUNCIL

Request to Include Topic on the City Council Workshop Agenda

From: Laurelei Bakken, Public Works **Meeting Date:** October 6, 2026
Presenter: Laurelei Bakken, Public Works **Estimated Time:** 30 minutes
Topic: Sewer/Water Service Request- Outside of Area of City Impact

Recommended Council Action:

Seeking concurrence and direction from City Council to serve projects outside of the Area of City Impact.

Summary:

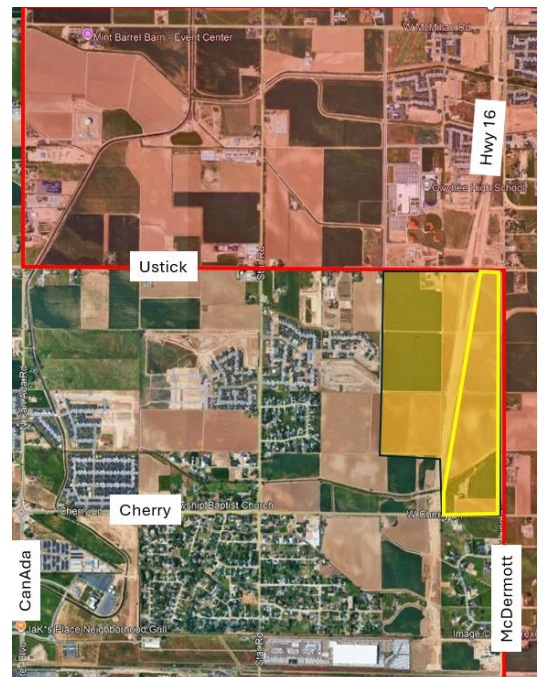
The City has received a request from a neighboring municipality (City of Nampa) to consider providing permanent water and sewer service for a development that is annexed into the City of Nampa while also facing significant infrastructure impediments for servicing.

This development is located south of Ustick Rd and West of McDermott Road.

The development is:

- Is located in Canyon County;
- Located in the City of Nampa's Area of City Impact;
- Has already been annexed into the City of Nampa; and
- Desires to remain annexed in the City of Nampa

The development envelop is split due to the construction of State Highway 16. This significant transportation infrastructure makes providing water and sewer service to the 114 acres east of State Highway 16 challenging for the City of Nampa. This will require boring under the highway, providing utility crossings, and providing lift stations, siphons, and pumping bringing added costs, long-term maintenance challenges and operational complexity for the City of Nampa.



Meridian Infrastructure Availability:

The City of Meridian is in the process of building the McDermott Sewer Trunk line from its existing location north of Ustick to south of Overland Road over the next several years. The City is

currently budgeting approximately \$33.1M to complete this project, which represents a significant investment for the City.

Because this service request is directly contiguous to where Meridian plans to already install sewer infrastructure, the City would not be extending infrastructure that wasn't already planned to serve this Development. The City modeled the impact of this development to ensure no negative impacts to current or future downstream or upstream capacity would be realized. The planned sewer lines have adequate capacity to serve this development and would not create future downstream or upstream capacity constraints.

Meridian water service is currently located about $\frac{3}{4}$ of a mile east of the proposed development and would be required to be brought to the site by Development.

Development Contribution:

Recognizing that this development is intending to remain in City of Nampa, the development has proposed several contributions that could directly benefit Meridian rate payers.

The development would:

- Pay Meridian water and sewer connections
- Be capped at 770 ERUs to ensure capacity is protected
- Pay applicable lift station reimbursements
- Construct a significant section of water mains, within the City of Meridian, to bring looped water to this site
- Contribute 25% of the cost of the McDermott Sewer Trunk segment (\$2.73M); OR
- Design, bid, and construct the McDermott Sewer Trunk segment through a Public Private Partnership, and the City would reimburse up to 50% of those costs in 2030 saving the City 50% of the project costs (estimated to be ~\$5.46M)

Code Change Required:

Current City code would be required to be changed to allow service to this development. Currently, water and sewer service outside of City limits is only allowed if there is a demonstrated public health and safety concern and the property agrees to annex into the City of Meridian. The primary reason for this code is to prevent unnecessary County enclaves where City water and sewer can be provided.

The Public Works and Community Development Departments desire to keep the code restrictive to ensure orderly development is maintained.

Staff are amenable to the request and propose adding restrictive language to the code to ensure that requests without the annexation requirement would be limited by the following:

- Request must come from neighboring municipality or water service provider (not just from development)
- Request would require permanent service from City of Meridian (to remove future operational complexity or change in infrastructure servicing)
- Request is caused by serviceability constraints due to major transportation infrastructure or geography

- The passage of time will not improve serviceability by the original service provider (meaning it excludes development that just doesn't want to wait for infrastructure to become available)

Action:

If Council concurs with the proposal, City staff finalize required code changes and draft agreements to be heard by Council for consideration.